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ABSTRACT

In their general policy, school boards should include a periodic review of all pertinent facts regarding obsolescence, renovation, and rehabilitation of school buildings. Should the estimated cost of rehabilitation equal about 60 to 70 percent of the estimated cost of the replacement, in the long term assessment, it might be more satisfactory to build a new school. The available grant structure and debenture costs to the locality must be carefully investigated at the time the cost of the project is being estimated. A checklist should help indicate to school boards whether or not a school should be rehabilitated. Factors to be considered are educational obsolescence; and location, site, building structure, and services obsolescence. (Author/MLF)

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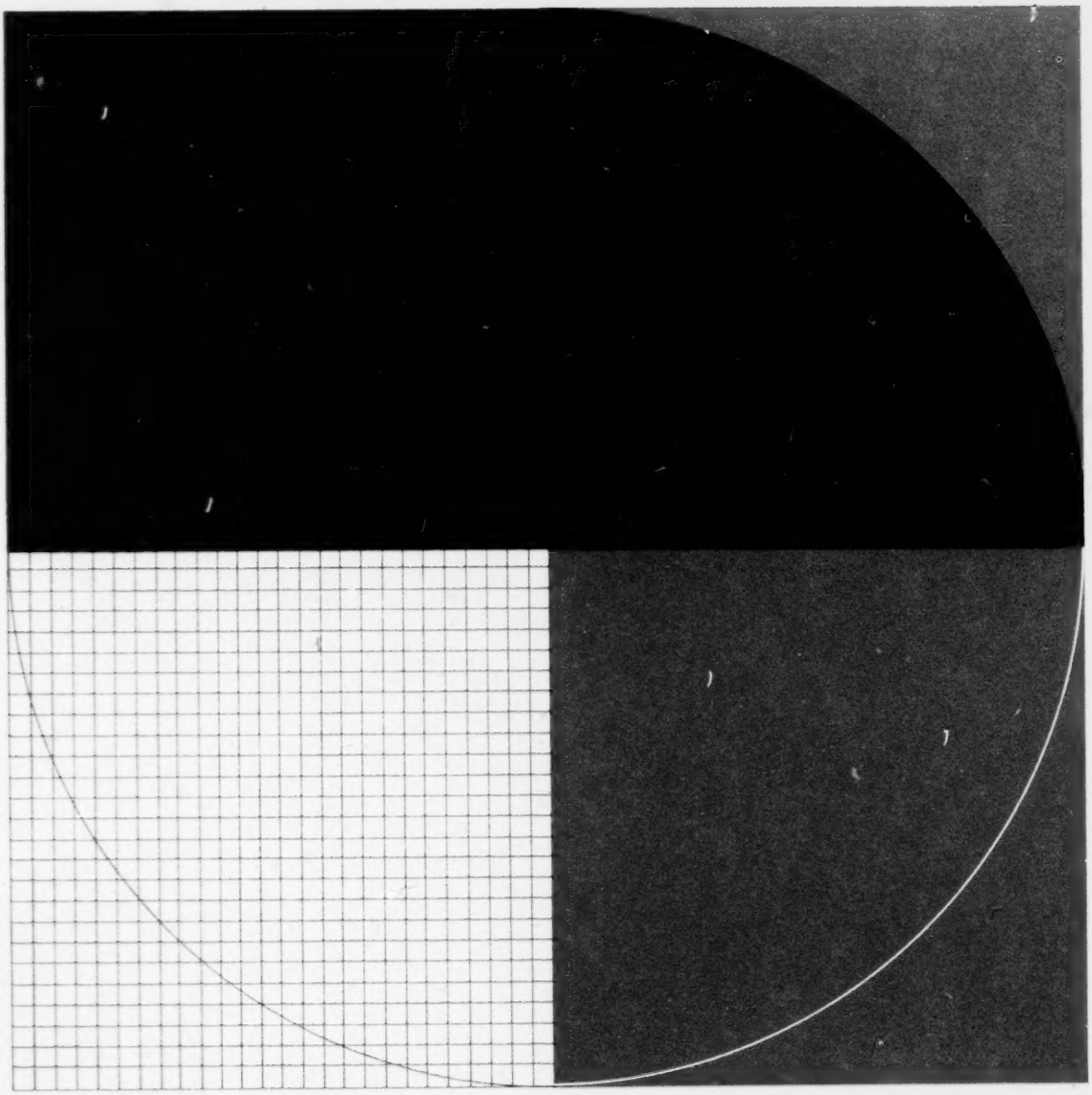
Ontario Department of Education

Rehabilitation of Schools



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Suggestions for School Boards Considering Rehabilitation of an Old Building

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Prepared by

Ontario Department of Education
Division of School Planning and Building Research

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$1.50

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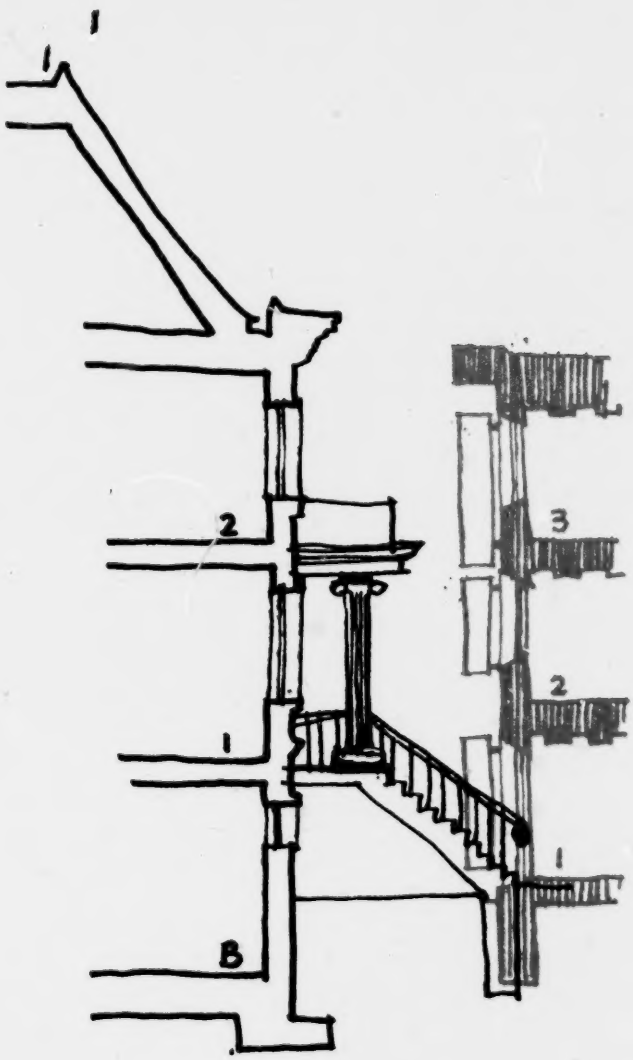
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School Boards should include, in their general policy, periodic review of all pertinent facts regarding obsolescence, renovations and rehabilitation.

School rehabilitation might be defined as follows: to upgrade to modern standards or generally to overhaul the school by remodelling, renewing or replacing finishes, furniture and equipment, including floors, walls and ceilings, as well as mechanical, electrical and sanitary services.

Definition for Grant Purposes

The Department of Education definition of rehabilitation, for grant purposes, follows.

Under Regulation GLG. 1966, Pt. 2, 13(15)(c), Legislative grant for the renovation of each approved unit of classroom accommodation will be on an amount up to but not in excess of $10,000 for elementary schools, and $12,500 for secondary schools. These are the maximum amounts upon which Boards' percentages for grant will apply and Boards are reminded that the percentages are not guaranteed but may be varied by the grant regulations from year to year.

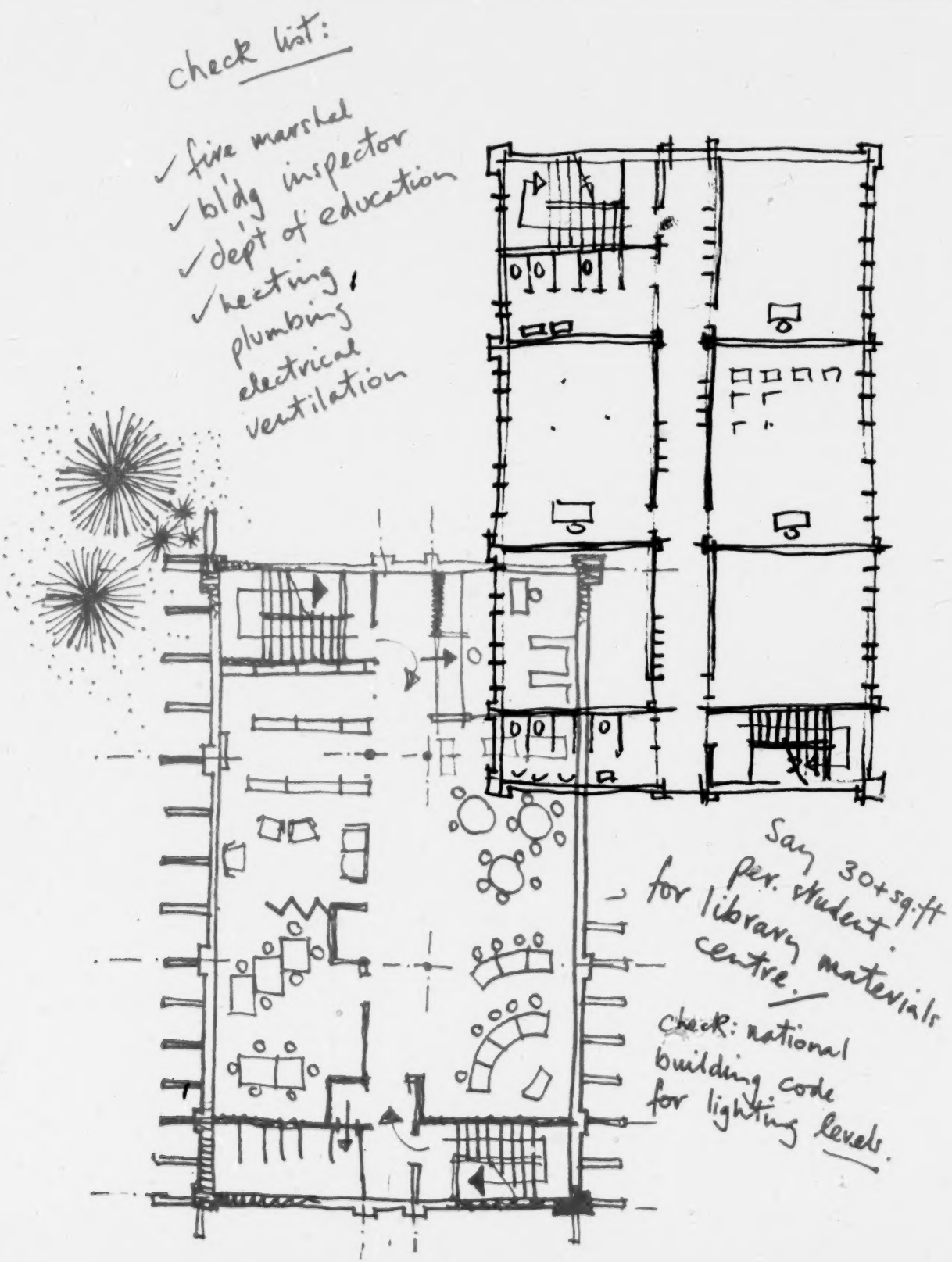
Other accommodations such as corridors and washrooms related to instructional facilities approved for renovation may be equated to classroom accommodation for legislative grant purposes. For example, if the total cost of renovating 8 classrooms (elementary), the adjoining service corridor and 2 stairwells is $90,000, the legislative grant on which the Boards' percentage for grant would apply would be on the maximum amount for the equivalent of 9 classrooms, or $90,000. (Authority: School Plant Approvals Office)

When considering renovations, boards are advised to check with the Department of Education regarding any changes to the legislative grant on the capital cost of school construction.

The Role of Costs 2

When considering the desirability of either rehabilitating an existing building or constructing a new school as a replacement, the Board must seriously consider all the costs involved. As a rough guide it can be said that if the estimated cost of rehabilitation equals about 60 to 70 per cent of the estimated cost of the replacement, then in the long term assessment it will probably be more satisfactory to build a new school.

The available grant structure and debenture costs to the locality must be carefully investigated at the time the cost of the project is being estimated.


check list:
✓ fire marshal
✓ bldg inspector
✓ dept of education
✓ heating,
plumbing
electrical
ventilation
Say 30+sq.ft per student for library materials centre.
check: national building code for lighting levels.

Points which Determine whether a School is to be Rehabilitated

4

1. Educational Obsolescence
2. Location Obsolescence
3. Site Obsolescence
4. Building Structure and Services Obsolescence

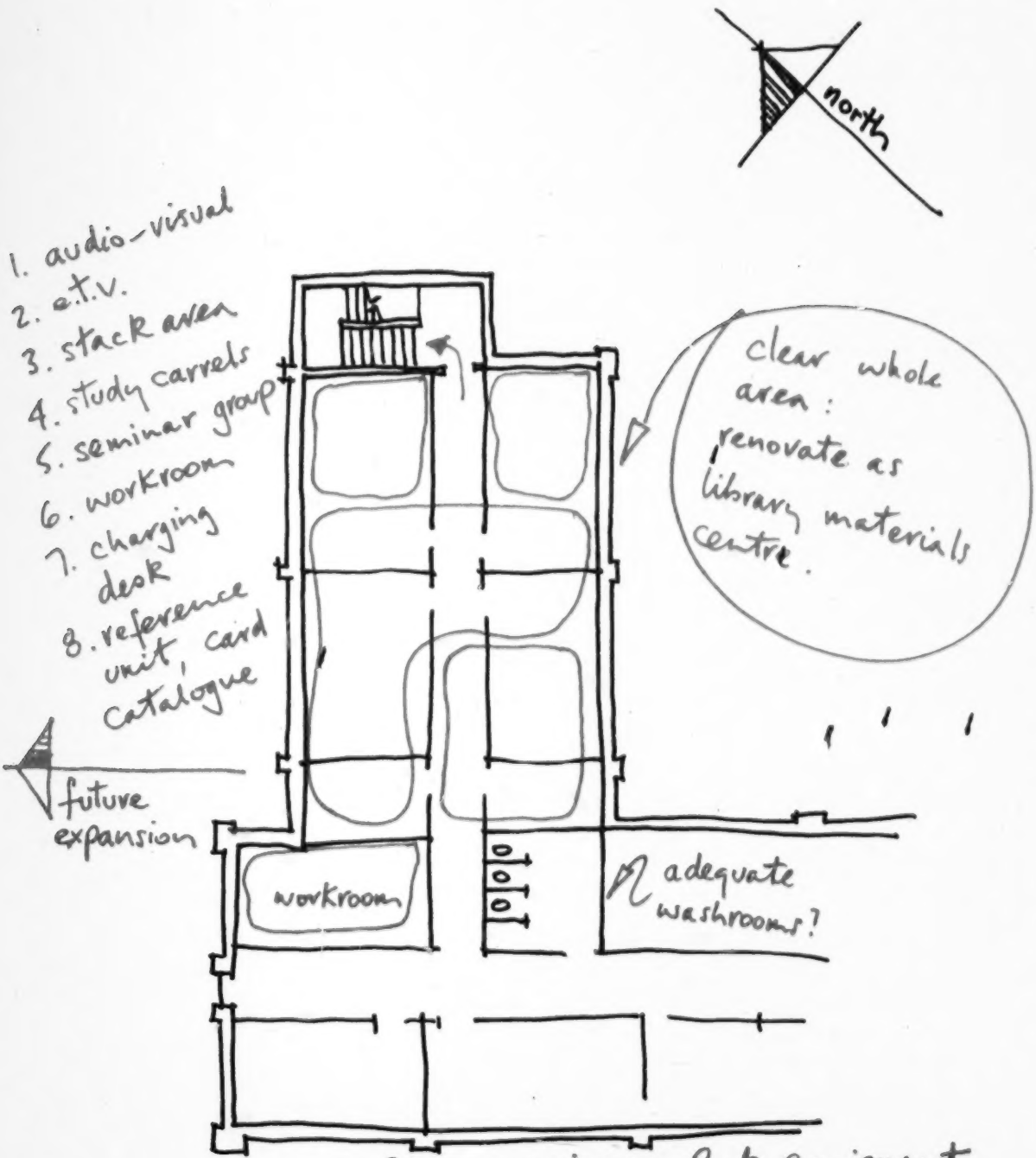
1. Educational Obsolescence

This is a prime consideration to be investigated by the Board, and it obviously takes precedence over other factors. It would be pointless to renovate the building if the renovations did not take into consideration progress in the field of educational environment and facilities.

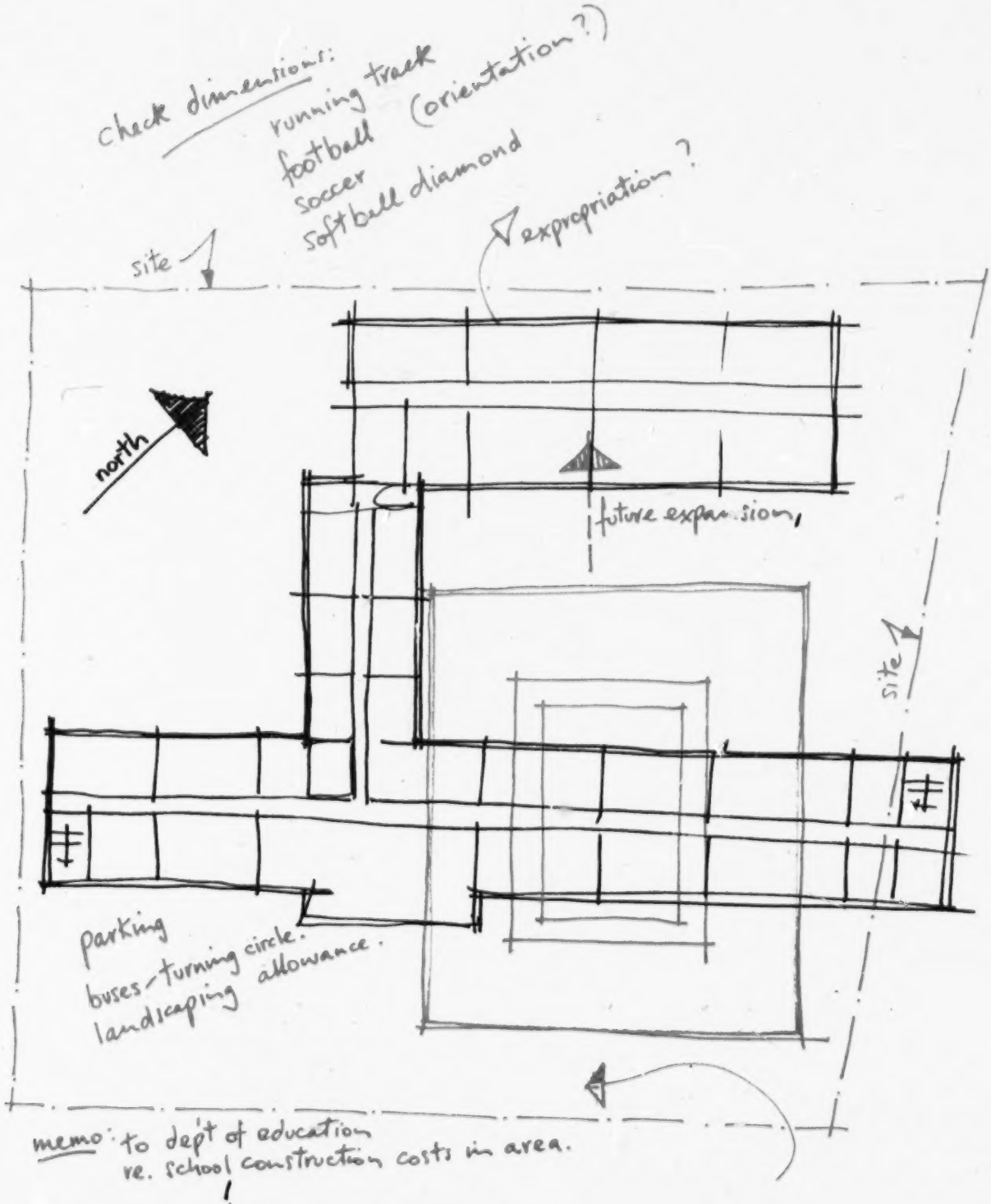
The Board should be guided by the academic and business staff so that the program can be properly co-ordinated and finally assessed. Local groups which are interested in the combined use of community facilities should be approached as they may have suggestions of value in considering the renovation of an older school.

Sufficient time must be given to the evaluation of educational needs and a properly planned program should be prepared for the future, based on the most recent changes and proposed long-term changes in the academic programs. These changes should be viewed in light of the effect they will have on the school program.

When reviewing the changes in curriculum and proposed long-term utilization of space, the Board should consider the problems involved regarding equipment and services for shops, laboratories, and other specialized areas. Consideration must be given to the present day need for facilities such as guidance areas, administration space, other necessary ancillary areas, and the requirements for audio-visual teaching aids.



● Re-use science lab. equipment + desks — check equipt budget.


check dimensions:
running track
football (orientation?)
soccer
softball diamond
site
expropriation?
north
future expansion
site
parking
buses - turning circle.
landscaping allowance.
memo: to dept of education
re. school construction costs in area.

2. Location Obsolescence

It is quite possible that, over the years, the location of the school has become unsatisfactory owing to community development. The Board should therefore consider the school enrolment over at least a five-year period and also take into consideration the following points:

i Present and proposed land use in the surrounding district and whether the area, which is possibly residential, is now being converted to other uses.
ii The expansion of business and industry in the area under the jurisdiction of the school board.
iii The age structure of the community around the school.
iv Trends regarding population movement, whether to urban or suburban areas.
v Traffic problems, including heavy industry traffic.
vi Transportation services available for the students.

3. Site Obsolescence

The Board should consider the site in relation to the present standards regarding play areas and playing fields, access for vehicles, including school buses, and whether the site permits any building expansion.

The question of purchase or expropriation of adjoining property in order to enlarge the site should be considered, particularly in the light of whether it is worth obtaining land if the existing school is not suitable for rehabilitation.

4. Building Structure and Services Obsolescence

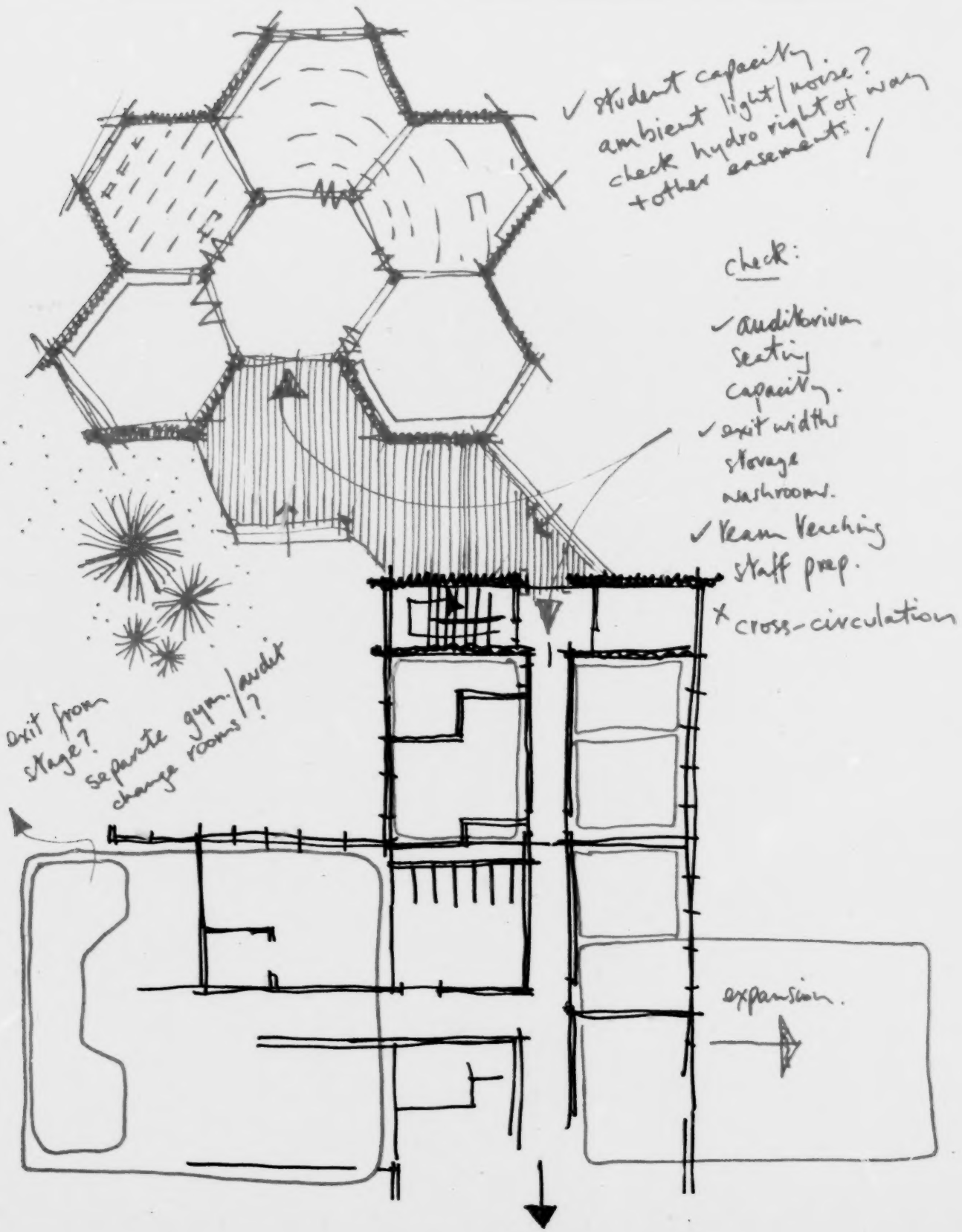
The Board should seriously consider the adequacy of all existing services as this can be an expensive item in any proposed renovations or extensions. The services can be broken up into three main headings as follows:

i Heating Plant
ii Plumbing
iii Electrical

The following list should be carefully checked against the new requirements:

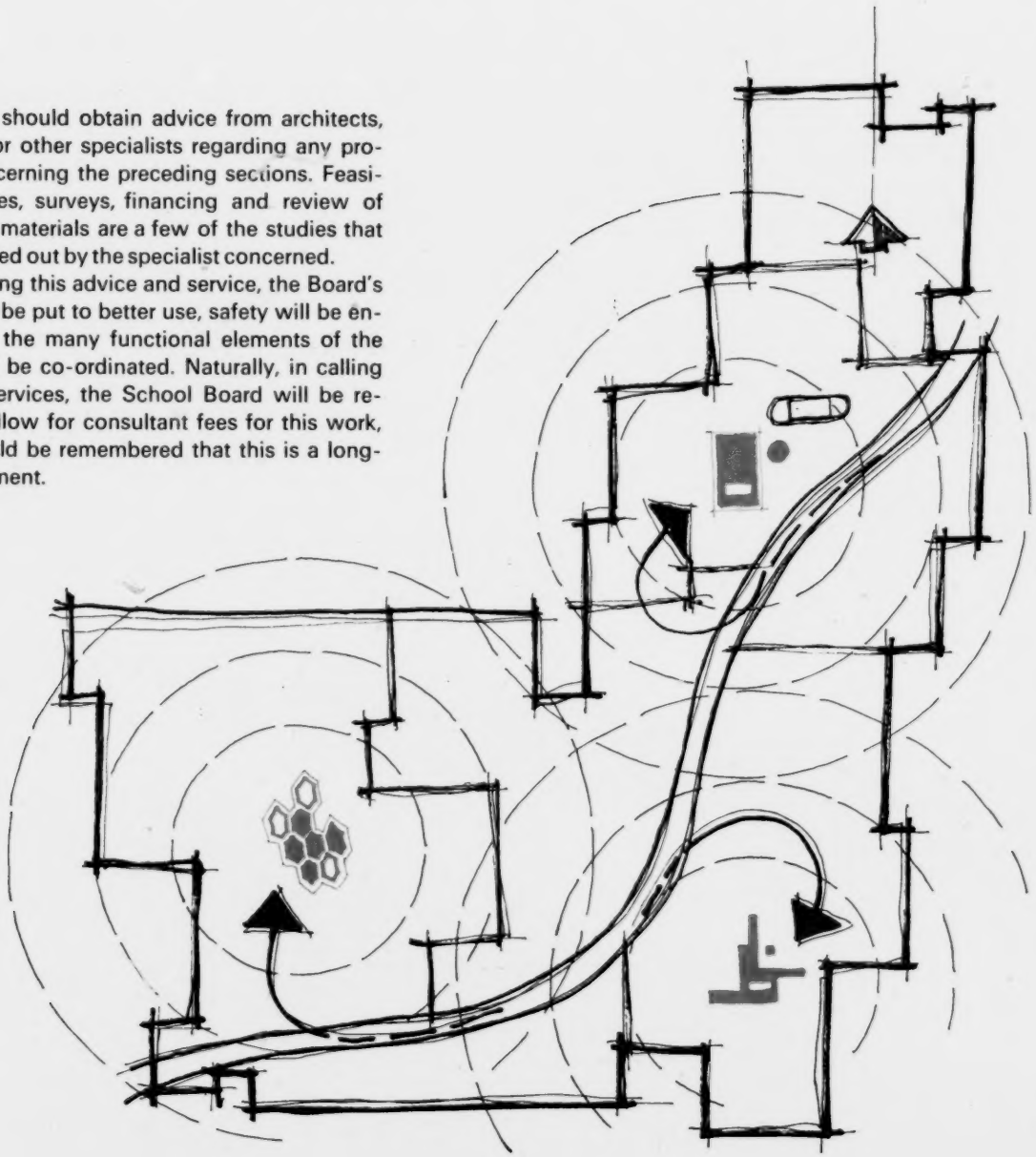
i Will the existing services last for a long period of time?
ii Can the services be enlarged economically?
iii s a complete replacement necessary?
iv Are the service lines in need of repair or a major overhaul?
v Can conversion be easily made to obtain a better service?
vi Is it possible to obtain replacement for parts which are no longer available as standard items from the manufacturer?
vii Can new services be brought to existing areas easily without major building alterations?
viii Are the systems presently working at full capacity, otherwise to what extent can they be increased with safety?

It should be realized by the Board that any alteration or extension to the existing structure involves obtaining the approval of the Fire Marshal, and also upgrading the existing building to meet the standards now required by the Fire Marshal's office.


✓ student capacity.
ambient light/noise?
check hydro right of way
+ other easements. /
check:
✓ auditorium seating capacity.
✓ exit widths
storage
washrooms.
✓ team teaching staff prep.
* cross-circulation
exit from stage?
separate gym./audit change rooms?
expansion.

The Board should obtain advice from architects, engineers or other specialists regarding any proposals concerning the preceding sections. Feasibility studies, surveys, financing and review of labour and materials are a few of the studies that can be carried out by the specialist concerned.

In receiving this advice and service, the Board's money will be put to better use, safety will be ensured, and the many functional elements of the project will be co-ordinated. Naturally, in calling for these services, the School Board will be required to allow for consultant fees for this work, and it should be remembered that this is a long-term investment.



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